GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Services – Registration & Stamps - Allegation of corruption against Smt. P.Uma Maheswari, formerly Joint Sub Registrar-I, Registrar Office, Kurnool and presently working as District Registrar, Registration & Stamps Department - Disciplinary proceedings initiated – Articles of Charge framed - Orders – Issued.

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REVENUE (VIGILANCE–II) DEPARTMENT

G.O.RT.No. 479 **Dated: 26-05-2025**

Read :

E-file received from C&IG, R&S, Tadepalli braining C.No.2586079.

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O R D E R:

It is proposed to hold an enquiry against Smt. P.Uma Maheswari, formerly Joint Sub-Registrar-I, Sub Registrar Office, Kurnool and presently District Registrar, Registration & Stamps Department in accordance with the procedure laid down in Rule 20 of the Andhra Pradesh Civil Services (Classification, Control & Appeal) Rules, 1991.

2. The substance of the imputation of misconduct or misbehavior in respect of which the inquiry is proposed to be held is set out in the enclosed statement of articles of charge (Annexure-I) and the imputation of misconduct or misbehavior in support of each article of charge is enclosed (Annexure-II). A list of documents by which and a list of witnesses by whom the articles of charge are proposed to be sustained are also enclosed (Annexure-III & IV).

3. Smt. P. Uma Maheswari, formerly Joint Sub-Registrar-I, Registrar Office, Kurnool and presently District Registrar, Registration & Stamps Department is directed to submit written statement of her defence within ten days of the receipt of this order.

4. She is informed that an inquiry will be held only in respect of those articles of charge as are not admitted. She should, therefore, specifically admit or deny each article of charge.

5. Smt. P. Uma Maheswari, formerly Joint Sub Registrar-I, Registrar Office, Kurnool and presently District Registrar, Registration & Stamps Department is further informed that if she does not submit her written statement of defense on or before the date specified in para 3 above, further action will be processed based on the material available.

6. Attention of Smt. P. Uma Maheswari, formerly Joint Sub Registrar-I, Registrar Office, Kurnool and presently District Registrar, Registration & Stamps Department is invited to Rule 24 of the Andhra Pradesh Civil Services (Conduct) Rules, 1964 under which no Government servant shall bring or attempt to bring any political or outside influence to bear upon any superior authority to further her interests in respect of matters pertaining to her service under Government. If any representation is received on her behalf from another person in respect of any matter dealt with in these proceedings, it will be presumed that she is aware of such a representation and that it has been made at her instance and action will be taken against her for violation of Rule 24 of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

(P.T.O)

7. The receipt of this order may be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Smt. P. Uma Maheswari, formerly Joint Sub-Registrar-I, Registrar Office, Kurnool and presently District Registrar, Registration & Stamps Department through the Commissioner and Inspector General, Registration & Stamps, Andhra Pradesh, Tadepalli (w.e, Annexures-I to IV).

Copy to:
The Commissioner & Inspector General, Registration & Stamps Andhra Pradesh Tadepalli, Guntur District (with a request to serve the order on the individual and send the served copy with dated signature to Government).

Sf/Sc.

// FORWARDED BY ORDER //

SECTION OFFICER

ANNEXURE – I

STATEMENT OF ARTICLES OF CHARGES FRAMED AGAINST SMT. P.UMA MAHESWARI, FORMERLY JOINT SUB-REGISTRAR-I, REGISTRAR OFFICE, KURNOOL AND PRESENTLY DISTRICT REGISTRAR, REGISTRATION & STAMPS DEPARTMENT.

That Smt. P.Uma Maheswari, Aged 51 years, W/o D. Madhusudana Rao worked as Joint Sub-Registrar-I, Registrar Office, Kurnool and presently working as District Registrar, Registration and Stamps Department, while working as Joint Sub-Registrar-I, Registrar Office, Kurnool during the period from 03.05.2010 to 06.08.2013 as she has committed grave misconduct in as much as.

Charge :

That Smt. P. Uma Maheswari, District Registrar while functioning as Joint Sub-Registrar-I, Registrar Office, Kurnool registered two sale deeds document Nos.10002 of 2010 (Extent Ac. 2.00 Cents) and 10003 of 2010 (Extent Ac. 2.00 Cents) on 22.11.2010 of the scheduled property notified as "Poramboku" in Survey No. 16/2A1 of B. Thandrapadu Village, Kurnool Mandal & District basing on the NOC issued by the Tahsildar, Kurnool without referring the documents to the District Collector and without getting any confirmation in writing from the concerned authorities i.e. from Revenue Divisional Officer in violation of existing instructions issued vide Commissioner and Inspector General of Registration and Stamps Memo No.G1/15653/2006, dt. 05.05.2009.

Thus Smt. P. Uma Maheswari, Aged 51 years, W/o D.Madhusudana Rao worked as Joint Sub-Registrar-I, Registrar Office, Kurnool and presently working as District Registrar, Registration and Stamps Department, by her above mentioned acts has exhibited lack of integrity, devotion to duty, and conduct unbecoming of a Government Servant and thereby contravened Rules 3 (1) & (2) of Andhra Pradesh Civil Services (Conduct) Rules, 1964.

G JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE –II

STATEMENT OF IMPUTATION OF MISCONDUCT IN SUPPORT OF ARTICLES OF CHARGES FRAMED AGAINST SMT. P.UMA MAHESWARI, FORMERLY JOINT SUB-REGISTRAR-I, REGISTRAR OFFICE, KURNOOL AND PRESENTLY DISTRICT REGISTRAR, REGISTRATION & STAMPS DEPARTMENT

BASIS OF THE CHARGE:

One, Sri B. Venkateswara Reddy, R/o Kurnool has filed a complaint before the Hon'ble Lokayukta stating that there exists a Government land in Sy. No.16/2A1 situated at B. Tandrapadu village, Kurnool Mandal. Smt. P. Uma Maheshwari, formerly Joint Sub Registrar, Kurnool registered two sale deeds bearing Doct. Nos. 10002 and 10003 of 2010 dt:22.11.2010 in respect of the above said government land basing on the NOC issued by the Tahsildar, Kurnool bearing L.Dis.No.1988/2010, dt:08-11-2010 without referring the documents to the District Collector and without getting any confirmation in writing is a utter violation of the Circular Memo. No.G1/15653/2006, dt.13.11.2006 issued by the Commissioner and Inspector General of Registration & Stamps, A.P. Further, alleged that the Sub-Registrar exceeded her jurisdiction and registered the Sale Deeds in respect of the Government land and thereby caused loss to the Government exchequer and requested to initiate appropriate disciplinary action against the former Joint Sub-Registrar, Kurnool.

The crux of the Circular Memo No.G1/15653/2006, dt:13.11.2006 of the Commissioner & Inspector General, Registration & Stamps is "To protect the Government lands and Assigned lands, the District Registrars are requested to instruct the Sub-Registrars not to register the documents straightaway basing on the Certificate/Letter issued by the Mandal Revenue Officer. Whenever the Mandal Revenue Officer issues a Certificate/Letter to the effect that a particular survey number or a portion of which was already furnished/notified is excluded from the list of the Government/Assigned Lands, such cases should invariably be referred to the District Collector for confirmation and the documents have to be registered only after the fact is confirmed by the District Collector concerned in writing".

Subsequently, vide Memo No.G1/15653/2006, dt:05.05.2009 revised instructions were issued to accept the NOC (No Objection Certificate) issued by the concerned RDOs in deciding whether the land is Government /Assigned land.

Based on the material available at Registrar Office, Kurnool (O.B.), Manual Basic Value Register of the RO, Kurnool (which was in force for the year 2010), Meebhomi Portal, PP List in the Registration and Stamps Departmental website at the latest, the following observations are noted:-

1. As seen from the copies of document bearing Nos.10002/2010 (Extent Ac.2.00 Cents) & 10003/2010 (Extent Ac.1.00 Cents) both the documents were registered by the then Joint Sub-Registrar-I, Smt. P. Uma Maheswari on 22-11-2010 at Registrar Office, Kurnool.

2. At the time of registration of the above said documents, part of the extent i.e. Ac.0.56 Cents of Survey No.16/2A1 of B. Tandrapadu Village was mentioned as Government Dry [A.W. Land] under Section 22-(A) (1) (b) of the Registration Act, 1908.

3. The scheduled lands for an extent of Ac.3.56 Cents in Survey No.16/2A1 is noted as 'Poramboku' as per the Basic Register maintained in Registrar's Office, Kurnool at the time of registration of documents.

4. On verification of the latest Prohibited Property list in CCA, the Survey No.16/2A1 with an extent of Ac.0.56 Cents is A.W. land as per the District Collector, Kurnool, RC.E2/2312/2013, dt: 27.02.2019 and also Survey No.16/2A1 with an extent of Ac.3.56 Cents is shown as dotted lands vide G.O.Ms.No.416, dt. 27.09.2019.

5. The party has enclosed the following recitals to the Doct. Nos. 10002/2010 and 10003/2010.

a) D - Form Patta issued in favour of Sri. P. Kasi Reddy (Ex-Servicemen) in Survey No. 16/2A1 with extent of Ac. 3.00 of B. Tandrapadu Village vide R.Dis/1398/DAR/89, Dt. 13.05.1989. (duplicate copy)

b) Pass Book given by the Tahsildar, Kurnool vide Patta No.581 P.No.792138, 219210, 450328, Dt:08.11.2010 on the Sy.No.16/2A1 for an extent of Ac.3.00 in favour of Sri. P. Kasi Reddy, S/o. P.V. Rama Subba Reddy.

c) The Tahsildar, Kurnool vide L.Dis/1988/2010, dt. 08.11.2010 to the Joint Sub-Registrar-I, Kurnool informed that "the applicant Sri P. Kasi Reddy S/o P.V. Rama Subba Reddy, Ex-Servicemen No.13882629-W, Rank Naik has requested for NOC to register the land in survey number 16/2A1 for an extent of 3.00 acres of B. Tandrapadu Village of Kurnool Mandal which assigned to him under Ex-servicemen quota in the year 1989. The individual is eligible to sell the land as per G.O.Ms.No.1117, dated 11.11.1993 of Revenue (Assignment-I) Department of Government of Andhra Pradesh."

6) In terms of G.O.Ms.No.1117, Revenue (Assignment-I) Department, dated 11.11.1993, the lands which were assigned to the Ex-Servicemen the land ay be alienated to others. (After completion of 10 years of enjoyment).

7) Based on the above, it is evident that the lands in Survey No. 16/2A1 of B. Tandrapadu Village, Kurnool Mandal are noted as 'Poramboku' which was in force as on the day of registration i.e. 22-11-2010 and no specific mention about the status/classification of land in the letter L.Dis/1988/2010, dt. 08.11.2010 of the Tahsildar, Kurnool addressed to the Joint Sub-Registrar, Kurnool in respect of the extent Ac. 3.00 Cents in survey number 16/2A1 of B. Thandrapadu Village.

8) Based on the enquiry report of the Revenue Divisional Officer, Kurnool vide Rc.C.535/2011, dt. 21.03.2012 submitted to the Collector and District Magistrate, Kurnool about the subject lands in Survey No. 16/2A1 to an extent of Ac.3.00 Cents revealed that " the patta in which said to have been issued in favour of Sri P. Kasi Reddy is itself a fake one because there is no any evidence to say that it was issued from the office of the Tahsildar Kurnool, it will be automatically treated as null and void document. The Pattadar Pass Book and Title Deed issued to the above are erroneous."

9) Smt P. Uma Maheswari, Joint Sub-Registrar-I, R.O., Kurnool without considering the competence of issuance of the NOC by the Tahsildar, Kurnool for the assigned lands allotted to Ex-Servicemen and permitting to transact the properties is not within his ambit, registered two sale deeds bearing Doct. Nos. 10002 and 10003 of 2010 dt: 22.11.2010 in respect of the above said government lands notified as "Poramboku". Hence, she thereby contravened the instructions of the Commissioner and Inspector General of Registration and Stamps, A.P., issued in Memo No.G1/15653/2006, dt.05.05.2009, where the NOC to be issued to the Government/Assigned lands is the Revenue Divisional Officer concerned but not the Mandal Revenue Officer, and the Collector & District Magistrate, Kurnool R.dis.E2/1298/2009, dated 18.03.2010.

10) The Hon'ble Lokayukta, A.P., Kurnool in Complaint No. 624/2023/B1, passed orders on 02.08.2024 that "From the report of the Commissioner and Inspector General of Registration and Stamps, A.P., it is clear that the Sub-Registrar, Smt. P. Uma Maheswari, Kurnool has erroneously registered documents in violation of existing instructions and it is found later as a fake. Necessary disciplinary action will be taken against the SRO, Kurnool ".

11) In view of the above facts and circumstances, the undersigned totally considered the reports of the Commissioner and Inspector General of Registration and Stamps, A.P., and orders of the Hon'ble Institution of Lokayukta, A.P., arrived at an independent conclusion that Smt. P. Uma Maheswari, formerly Joint Sub-Registrar-I, Registrar's Office, Kurnool and presently District Registrar has registered Document Nos.10002/2010 and 10003/2010 at R.O., Kurnool in violation of the existing instructions of the Commissioner and Inspector General of Registration and Stamps, A.P., issued vide Memo No.G1/15653/2006 dt.05.05.2009.

That Smt. P. Uma Maheswari, Aged 51 years, W/o D. Madhusudana Rao worked as Joint Sub-Registrar-I, Registrar Office, Kurnool and presently working as District Registrar, Registration and Stamps Department by her above mentioned acts has exhibited lack of integrity, devotion to duty, and conduct un-becoming of a Government Servant and thereby contravened Rules 3 (1) & (2) of Andhra Pradesh Civil Services (Conduct) Rules, 1964.

G JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE – III

LIST OF WITNESS

1) Sri B. Venkateswara Reddy, Flat No. 102, Akshaya Towers, D.No.40-814-1, Srinivasa Nagar, Kurnool [Complainant]

G JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE –IV

LIST OF DOCUMENTS:

1. Commissioner and Inspector General of Registration and Stamps, A.P., Memo No.G2/3144/2023, Dt.30.06.2023 along with enclosures to the LR.Dis.No.624/2023/B1/ LOK/4434/2023, Dt:29.04.2023 of the Deputy Registrar, Hon'ble A.P., Lokayukta, Kurnool.

2. Copies of Doct. Nos. 10002 of 2010 and 10003 of 2010.

3. Deputy Inspector General of Registration and Stamps, Kurnool, Lr. No.G/123/2023, dt. 07.07.2023 & 07.02.2024.

4. Commissioner and Inspector General of Registration and Stamps, A.P. report submitted to the Hon'ble Institution of Lokayukta in Lr. No.G2/3144/2023, Dt.01.03.2024.

5. Hon'ble Lokayukta, A.P., Kurnool Order in Complaint No. 624/2023/B1, Dt.02.08.2024 communicated vide LR.Dis.No. 624/2023/B1/LOK/8653/2024, Date: 28.08.2024.

G JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER